

109.A

0006

0056.B

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
574,100 / 574,100  
574,100 / 574,100  
574,100 / 574,100

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		MONTAGUE ST, ARLINGTON

OWNERSHIP		Unit #:	B
Owner 1:	ANSELMETTI JENNIFER		
Owner 2:			
Owner 3:			

Street 1: 56 MONTAGUE ST UNIT B  
Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474 Type:

PREVIOUS OWNER			
Owner 1: SULLIVAN ANDREW & -			
Owner 2: PNEVMATIKOS ANTHOULA -			
Street 1: 56 MONTAGUE ST UNIT B			
Twn/City: ARLINGTON			
St/Prov: MA Cntry: Own Occ: Y Postal: 02474			

NARRATIVE DESCRIPTION  
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1965, having primarily Vinyl Exterior and 1341 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7639																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	574,100			574,100		
							261134
							GIS Ref
							GIS Ref
							Insp Date
							04/20/18

Total Card: 0.000 574,100  
Total Parcel: 0.000 574,100  
Source: Market Adj Cost Total Value per SQ unit /Card: 428.11 /Parcel: 428.11  
Entered Lot Size Total Land: Land Unit Type:



Patriot Properties Inc.  
USER DEFINED

Prior Id # 1:	69945
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 20:02:03
Prior Id # 2:	
Prior Id # 3:	
LAST REV Date	12/10/2020
Prior Id # 1:	04/20/18 10:24:46
Prior Id # 2:	danam
Prior Id # 3:	
15023	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			RESIDENTIAL GRID				SKETCH						
Sty Ht: 2 - 2 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 2 - Hip				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good													
Color: TAN				A Kits:	Rating:													
View / Desir:				Frpl: 1	Rating: Average													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDO INFORMATION														
Year Blt: 1965	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G17	Fact: .			Floor: M - Multi-Level														
Const Mod:				% Own: 50.00000000														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %	Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wal: 1 - Drywall				Functional:		Interior:		1	5	2								
Sec Int Wall:		%		Economic:		Additions:												
Partition: T - Typical				Special:		Kitchen:												
Prim Floors: 3 - Hardwood				Override:		Baths:												
Sec Floors:		%				Plumbing:												
Bsmt Flr: 12 - Concrete				Total: 10.8 %		Electric:												
Subfloor:						Heating:												
Bsmt Gar:						General: 2004		1	5	2								
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac:	NO																
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID								109.A-0006-0056.B						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
More: N					Total Yard Items:				Total Special Features:							Total:		

